

CITY OF GARDNER - ZONING BOARD OF APPEALS

CITY HALL ANNEX, ROOM 101
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GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

Date: January 16, 2018
Time: 7:00 P.M.
Location: Room 103, City Hall Annex
115 Pleasant Street, Gardner, MA

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2018 JAN - 2 PM 12:23
CITY CLERK'S OFFICE
GARDNER, MA

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Clerk. All documents shall become part of the official record of the meeting.

AGENDA

Public Hearings

Case# 2017-12-01

Thomas A Gibbons Esq, representing Binnall House RHF Partners of 125 Connors St, Gardner, MA 01440, requests a Modification to the Special Permit granted on June 24, 1980 and subsequent Modification to various Variances granted in 1982 to change parking from "no more than sixty-eight (68)" to "no more than fifty-nine (59)" parking spaces. The original reason for denial is the proposed parking layout does not conform to the variance of requiring 68 parking spaces.

Case# 2017-12-02

Thomas A Gibbons Esq, representing Binnall House RHF Partners of 125 Connors St, Gardner, MA 01440, requests a Variance for reduction of side setback for Parking Spaces #7 and 8. The reason for denial is the two new parking spaces (labelled # 7 and 8) violate 675-760 A(2) "no parking within 10 feet of a lot line."

Case# 2017-12-03

Mariah Rahmoun-Dixon of 142 Logan St. requests a Special Permit to convert the single family dwelling to a two family dwelling located at 142 Logan Street, Gardner, MA Parcel ID # R22-17-18, located in the General Residential 3 zoning district (GR3) is denied as it does not comply with Chapter 675-410 of City Code of Gardner.

Case# 2018-01-01

PB2 Architecture & Engineering requests a Variance to install approximate 66.76 sq. ft. of signage at 677 Timpany Boulevard, Gardner, MA Parcel ID #R12-16-1, located in the Commercial 2 zoning district (Com2). This request was denied as it does not comply with Chapter 675-970A of City Code of Gardner. The zoning code states that:

- A wall sign or individual letter sign shall not exceed four feet in height
- Shall not exceed in area two sq. feet for each linear foot of the wall or 80 square feet, whichever is less.

The size requested (4'4 1/4") exceeds the allowable height.

ZBA case #12-02-2, granted 557.90 SF of excess signage previously.

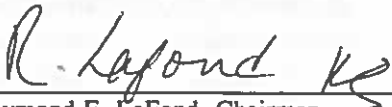
Case# 2018-01-02

Mr. Vernon Charland of 505 Highland Ave, Phillipston, MA, requests a Variance to construct a second means of egress by removing a window and installing a door with associated landing at 181 Pine Street, Gardner, MA Parcel ID #R22-6-6, located in the General Residential 3 zoning district (GR3) is denied as it does not comply with Chapter 675-620, Attachment 2, Table of Lot, Area, Frontage, Yard and Height requirements of City Code of Gardner. The zoning code requires you to maintain a 10 foot side yard setback in the "GR3" zoning district. Your request is to reduce to the side yard setback to 7 feet.

OVER →

- Announcements and Correspondence
- Acceptance of and/or Corrections to Minutes of Previous Meeting(s).

NOTICE: The listing of Agenda items are those reasonably anticipated by the Chairman which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.


Raymond F. LaFond, Chairman